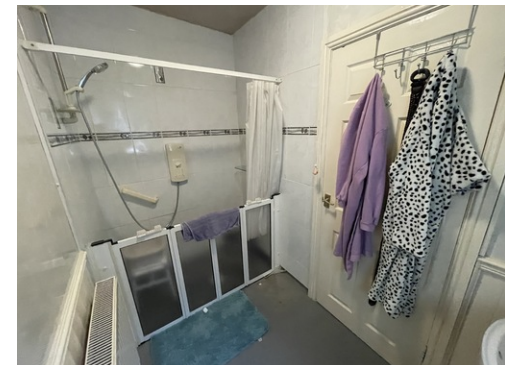




**Vale View Terrace, Miskin  
CF45 3YS**

**FOR SALE  
£95,000**



- **TWO BEDROOMS**
- **QUIET LOCATION**
- **AMAZING VIEWS TO THE FRONT**



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## Property Description

\*\*\* TWO BEDROOM WITH VIEWS TO THE FRONT \*\*\*

T Samuel Estate Agents are pleased to offer for sale this two bedroom end of terrace situated in a quiet location in Miskin.

Amazing views to the front of the surrounding mountain side.

Ideal first time buy or investment.

Local shop on your doorstep and the village of Penrhiwceiber and Mountain Ash town centre with their further shops, health centre and train stations can be reached on foot.

The front bedroom was previously two and could easily be converted back. We have been advised that the footings for the kitchen were laid for a double extension, subject to planning there may be the option to extend on top of the kitchen.

The property is subject to probate which commenced December 2023.

Cardiff and the Heads of the valley link roads are easily accessible via the recently built link road just a few minutes drive away.

Accommodation: Entrance hall, lounge, kitchen, downstairs bathroom and two bedrooms.



### ENTRANCE HALL

3.92 m x 0.91 m

Entrance via white uPVC front door. Artex ceiling. Artex walls. Carpet flooring. Radiator. Stairs to the first floor. Glass panelled door to the lounge. Electric meter and fuse board.



## LOUNGE

6.37 m x 3.66 m

Artex ceiling with ceiling rose and coving. Wallpaper walls with dado rail. Carpet flooring. Two radiators. Power points. Wooden fire surround housing coal effect fire. uPVC window to the front and wooden frame window looking into kitchen allowing natural light to flow through.



## KITCHEN

3.68 m x 3.43 m

Ample base and wall units in white with complimentary work surface. Stainless steel sink unit. Plumbed for automatic washing machine. Emulsion ceiling. Emulsion walls with tiles around work surface. Tiled flooring. Radiator. Power points. Door leading to downstairs bathroom. Under stairs storage. uPVC window and door to the rear.



## DOWNSTAIRS BATHROOM

2.75 m x 1.61 m

Currently converted into a wet room with half height bi fold door to shower area. Wash hand basin and w.c. Non slip flooring. Plaster ceiling. Panel and tiled walls. uPVC window to the rear with frosted glass.



## LANDING

Artex ceiling and walls. Carpet flooring. Doors leading to two bedrooms. uPVC window to the rear.



## BEDROOM 1

4.71 m x 3.43 m

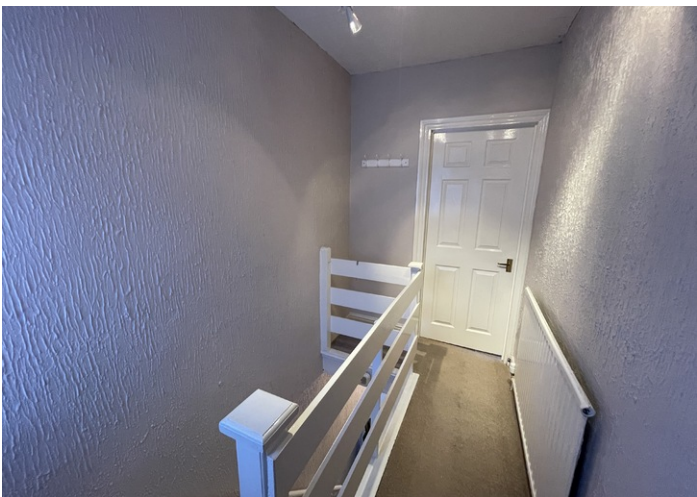
Emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Attic access. Two uPVC windows to the front. Possibility to convert into two smaller bedrooms.



## BEDROOM 2

3.05 m x 2.98 m

Artex ceiling with coving. Emulsion walls. Carpet flooring. Radiator. Power points. Built in cupboard housing combi boiler. uPVC window to the rear.



## EXTERIOR

Front - Steps to enclosed patio area with views of the surrounding mountain side. Ideal place to sit with bistro table and chairs and admire the views. Gated side access.

Rear - Steps leading to small patio area. Rockery and shrubs. Rear lane access.









#### Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



#### Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



# EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

# FLOORPLAN

